



# City of Carlsbad

## Planning Department

### NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

**CASE NAME:** OCEAN STREET RESIDENCES  
**CASE NO:** CT 05-12/CP 05-11/HDP 05-07/CDP 05-28  
**PROJECT LOCATION:** The north side of Ocean Street and west of Mountain View Drive at 2303 Ocean Street, Carlsbad, CA (APN 203-010-12 and -15)

**PROJECT DESCRIPTION:** The 3.05 acre site is currently developed with 50 apartment units. Existing detached single-family and condominium development is located to the south and west of the site, a tennis court is located to the east of the site; and an open space lot, single-family residence and Buena Vista Lagoon are located to the north of the site. The proposed project includes a Tentative Tract Map (CT 05-12), Condominium Permit (CP 05-11), Hillside Development Permit (HDP 05-07), and Coastal Development Permit (CDP 05-28) for the demolition of the existing apartments and construction of a new 35-unit airspace condominium project with underground parking. Grading for the project includes 13,200 cy of cut, 5,800 cy of fill, and 7,400 cy of export.

**PROPOSED DETERMINATION:** The City of Carlsbad has conducted an environmental review of the above described project pursuant to the Guidelines for Implementation of the California Environmental Quality Act and the Environmental Protection Ordinance of the City of Carlsbad. As a result of said review, the initial study (EIA Part 2) identified potentially significant effects on the environment, but (1) revisions in the project plans or proposals made by, or agreed to by, the applicant before the proposed negative declaration and initial study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effect on the environment would occur, and (2) there is no substantial evidence in light of the whole record before the City that the project "as revised" may have a significant effect on the environment. Therefore, a **Mitigated Negative Declaration** will be recommended for adoption by the City of Carlsbad Planning Commission.

A copy of the initial study (EIA Part 2) documenting reasons to support the proposed Mitigated Negative Declaration is on file in the Planning Department, 1635 Faraday Avenue, Carlsbad, California 92008. Comments from the public are invited. Please submit comments in writing to the Planning Department within 30 days of the date of this notice.

The proposed project and Mitigated Negative Declaration are subject to review and approval/adoption by the City of Carlsbad Planning Commission and City Council. Additional public notices will be issued when those public hearings are scheduled. If you have any questions, please call Barbara Kennedy in the Planning Department at (760) 602-4626.

**PUBLIC REVIEW PERIOD** November 23, 2007 through December 22, 2007  
**PUBLISH DATE** November 23, 2007

